

# 116 WATERGATE SOUTH

OFFERED AT \$799,000 INCLUDING PARKING



## **"Townhouse-Style" Floor Plan With Your Own Private Outdoor Space!**

*Enjoy the convenience & amenities of life at The Watergate and the "backyard" terrace of a private home!*

- 1,697 square foot interior
- 2 bedrooms, 2.5 baths with townhouse-style floor plan
- Yard-size private terrace with gas grill accommodation, plus private second entrance through outside gate—easy access in and out
- Large living room/dining area with floor-to-ceiling windows and access to terrace
- Open kitchen with breakfast bar, tiled backsplash, top-of-the-line appliances, large sink, and modern wood cabinetry
- Spacious bedrooms with floor-to-ceiling windows
- Primary bedroom with large renovated bath featuring double sink vanity, soaking tub, and separate walk-in shower
- Second level has zoom room/home office nook
- Washer/dryer on second level
- Ample closet space plus additional storage room

**GARAGE SPACE INCLUDED!**

**WATERGATE SOUTH AMENITIES INCLUDE** 24-hour front desk & doorman service, saltwater outdoor pool and grill, fitness center, beautifully landscaped gardens, roof terrace, plus on-site shops & restaurants.

**The Watergate—Full Service, All-Inclusive Fee**  
**MONTHLY COOP FEE: \$3,218.02**

Includes property taxes, parking, utilities, Internet, cable, and maintenance of HVAC

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**(202) 333-4167**  
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**#1 ON-SITE WATERGATE SPECIALISTS!**

# THE WATERGATE RESIDENCES—MAKE NEW HISTORY!

The Watergate is a historic residence, office, and hotel complex situated on ten acres of prime waterfront real estate in Washington, DC. Watergate is comprised of three luxury mid-century modern buildings with penthouse, one-level, duplex, and townhouse-style residences. Enjoy private balconies, terraces, and sweeping panoramic views of the Potomac River and DC monuments.

Residents of this self-contained "city within a city" can easily access its many conveniences and amenities. Enjoy a swim in the salt-water outdoor pool, and be pampered at the Watergate Salon. Treat yourself to the famous Watergate Pastry Shop. Stop by the on-site CVS Pharmacy or Post Office. Take advantage of 24-hour concierge service, doorman service,

and private underground parking. The Watergate Hotel offers a full spa and fitness center, fine dining, and luxurious guest accommodations. At the hotel's rooftop bar, experience spectacular 360-degree views of the Potomac River & the entire DC skyline.

The Watergate is located a few blocks from Foggy Bottom Metro Station, neighborhood farmers' market, and grocery stores, including Whole Foods and Trader Joe's. It's a few steps to the new Georgetown Waterfront Park, where you can choose from several waterfront restaurants, see a movie, or take a boat ride down the Potomac. The John F. Kennedy Center for the Performing Arts is right next door.

**COME FOR THE VIEW,  
STAY FOR THE CONVENIENCE™**

*A building that needs no introduction*



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**W**  
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